006.0	0005	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,117,700	/	1,117,700
USE VALUE:	1,117,700	/	1,117,700
ASSESSED:	1,117,700	/	1,117,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		ORVIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HURLEY ROBERT J
Owner 2:	BYRNE JOHN J
Owner 3:	
Street 1:	30 ORVIS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HURLEY JOHN P & ELEANOR M -
Owner 2:	-
Street 1:	30 ORVIS ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .104 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 3267 Square Feet, with 2 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4514.000	668,300	5,100	444,300	1,117,700
Total Card	0.104	668,300	5,100	444,300	1,117,700
Total Parcel	0.104	668,300	5,100	444,300	1,117,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 342.09 | /Parcel: 342.09

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	5675
GIS Ref	
GIS Ref	
Insp Date	09/13/17

!598!

PREVIOUS ASSESSMENT

Parcel ID: 006.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	668,300	5100	4,514.	444,300	1,117,700		Year end	12/23/2021
2021	104	FV	639,600	5100	4,514.	444,300	1,089,000		Year End Roll	12/10/2020
2020	104	FV	639,500	5100	4,514.	444,300	1,088,900	1,088,900	Year End Roll	12/18/2019
2019	104	FV	467,800	5100	4,514.	472,100	945,000	945,000	Year End Roll	1/3/2019
2018	104	FV	359,000	5100	4,514.	344,400	708,500	708,500	Year End Roll	12/20/2017
2017	104	FV	336,300	5100	4,514.	299,900	641,300	641,300	Year End Roll	1/3/2017
2016	104	FV	336,300	5100	4,514.	255,500	596,900	596,900	Year End	1/4/2016
2015	104	FV	299,100	5100	4,514.	249,900	554,100	554,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:44:02

LAST REV

Date	Time
12/26/19	10:32:23
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 598

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HURLEY JOHN P &	68773-517		1/18/2017	Estate/Div	1,060,000	No	No	4	JOHN P HURLEY SR D.O.D. 2/13/2016 BK 68773 PG
	11742-215		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	5675
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/24/2019	1513	Siding	37,000					
7/14/2017	855	Insulate	7,572	C				
4/11/2017	400	New Wind	11,800	C				
3/21/2017	301	Add Bath	20,000	O				REMOD KITCH & ADD
3/21/2017	302	Add Bath	15,000	O				aDD NEW 2ND FL BAT
3/8/2017	239	Inter-De	5,000	O				
10/29/2015	1671	Renovate	20,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2019	Mail Update	JO	Jenny O
3/9/2018	SQ Returned	EMK	Ellen K
9/13/2017	Measured	DGM	D Mann
9/13/2017	Left Notice	DGM	D Mann
12/21/2016	Measured	DGM	D Mann
1/29/2009	Meas/Inspect	294	PATRIOT
11/6/2000	Hearing Chag	264	PATRIOT
10/20/1999	Inspected	267	PATRIOT
9/22/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4514		Sq. Ft.	Site		0	80.	1.23	1									444,336						444,300	

Total AC/HA:	0.10363	Total SF/SM:	4514	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	444,336	Spl Credit		Total:	444,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	2	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.97137117
Const Adj.:	1.00370085
Adj $ / SQ:	175.494
Other Features:	176500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	821019
Depreciation:	152709
Depreciated Total:	668309

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

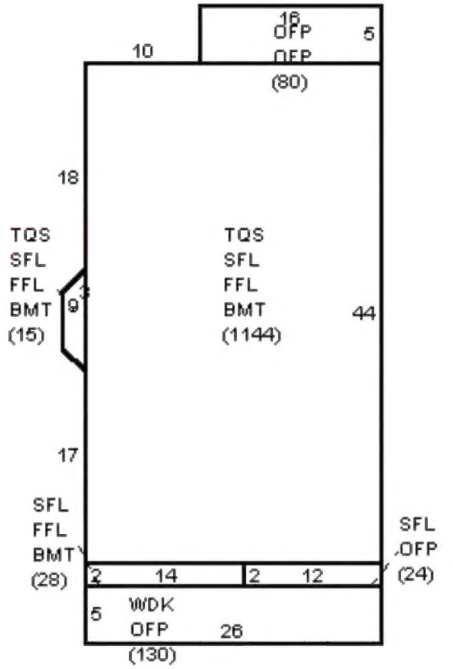
No Unit	RMS	BRS	FL
1	7	4	
1	6	2	
Totals			
2	13	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	175.49
Special Features:	0	Val/Su Net:	136.44
Final Total:	668300	Val/Su SzAd	204.55

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,211	175.490	212,523
BMT	Basement	1,187	52.650	62,493
FFL	First Floor	1,187	175.490	208,311
TQS	3/4 Story	869	175.490	152,548
OFP	Open Porch	314	21.840	6,856
WDK	Deck	130	13.740	1,787

Net Sketched Area:	4,898			Total:	644,518
Size Ad	3267.25	Gross Area	5188	FinArea	3267

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 006.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100